

**REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**

**Reference No:** HGY/2008/0655

**Ward:** Woodside

**Date received:** 17/03/2008

**Last amended date:**

**Drawing number of plans** 325-PL-001 - 025 incl., 433-WD-02-D, 433-PL-02

**Address:** Woodside High School, White Hart Lane N22 5QJ

**Proposal:** Redevelopment of Woodside High School, to comprise demolition of part of existing central school block, erection of new two storey block fronting White Hart Lane, new three storey block at rear of site, covered walkways, parking and landscaping, and re-cladding of existing Block C. To incorporate Woodside High School, William C Harvey and Moselle Special Schools.

**Existing Use:** High School  
School Use

**Proposed Use:** Secondary School and Special

**Applicant:** Haringey Council

**Ownership:** Council

**PLANNING DESIGNATIONS**

Road Network: C Road  
Partial coverage by Metropolitan Open Land (MOL)

**Officer Contact:** Robin Campbell

**RECOMMENDATION**

GRANT PERMISSION subject to conditions.

**SITE AND SURROUNDINGS**

Woodside High School is situated on White Hart Lane. The site is bounded to the north by White Hart Lane, to the east and west by MOL playing fields and to the south by residential properties (Stirling Road). To the north of White Hart Lane is New River Sports Centre and Community Centre. The existing High School campus comprises of a mix of existing buildings, from 1 – 4 stories, with a range of age and condition. The original campus buildings were developed in the 1960's.

**PLANNING HISTORY**

HGY/2000/0795 – Granted – 25/07/00 – Erection of two temporary classrooms (Portacabin) on existing football pitch.

HGY/2000/0672 – Granted – 09/08/00 – Demolition of existing technology block, removal of prefabricated block used for language studies. Erection of new two storey technology and language block with covered link to main buildings. Lobby extension to dining area with covered walkway access to the main building.

HGY/2004/0843 – Granted 28/06/04 – Erection of a two storey building to be used as an adult education centre with associated single storey crèche building adjacent.

HGY/2008/0238 – Granted 18/03/08 – Retrospective planning application for retention of portakabin Ultima Building to be used as an exam hall during refurbishment to existing facilities.

## DETAILS OF PROPOSAL

Redevelopment of Woodside High School, to comprise demolition of part of existing central school block, erection of new two storey block fronting White Hart Lane, new three storey block at rear of site, covered walkways, parking and landscaping, and re-cladding of existing Block C. To incorporate Woodside High School, William C Harvey and Moselle Special Schools.

## CONSULTATION

### Local Residents

11/04/2008

1 – 119 (odd) Stirling Road, N22

1 – 3(c) Inverness Terrace, Stirling Road

7a, 76, 13a, 13b, 34a, 34b Stirling Road, N22

2 – 78 (even) Stirling Road

70 – 108 (even) Dunbar Road, N22

75 – 183 (odd) Perth Road, N22

New River Sports Centre, White Hart Lane, N22

Caretakers House, New River Sports Centre, White Hart Lane, N22

Faith Garden Centre, Wolves Lane, N22

Adult Learning Centre, White Hart Lane, N22

### Internal and External Consultation

Ward Councillors

Transportation Group

Council Arboriculturalist

Council Design Team

Parks & Recreation

Scientific Officer

Environment Agency

## RESPONSES

### 4 Letters from Local residents:

- 1) Object to any development on the green space behind Stirling and Dunbar Road;
- 2) Potential for increased flooding;
- 3) Air quality / traffic pollution;
- 4) Traffic congestion increase due to increased number of coaches;
- 5) Detrimental impact on the character of the area;
- 6) Request higher fencing for property adjacent to football pitch due to issues with balls coming into gardens;
- 7) Issues of run-off from the school site into neighbours garden;
- 8) Request treatment of boundary fences and screening to ensure pupils use the proper access and egress to the school.

### Environment Agency

Confirmation that the Flood Risk Assessment submitted as part of the application is considered to comply with guidelines contained in PPS25. No objection raised in principle, subject to the following condition being applied:

#### Condition

- 1) Surface water drainage works and source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

#### Reason

- 1) To prevent the increased risk of flooding and to improve water quality.

### Scientific Officer

No objection. Recommended condition:

- 1) Requirement of a site investigation report, risk assessment and details of remediation to be submitted to the Local Planning Authority.

## **RELEVANT PLANNING POLICY**

### Haringey Unitary Development Plan 2006

Policy G1 Environment  
Policy G2 Development and Urban Design  
Policy G7 Green Belt, MOL and Green Chains  
Policy G9 Community Well Being

UD2 Sustainable Design and Construction  
UD3 General Principles  
UD4 Quality Design

M3 New Development Location and Accessibility  
M4 Pedestrians and Cyclists  
M10 Parking and Development

OS2 Metropolitan Open Land  
OS5 Development Adjacent to Open Spaces  
OS6 Ecologically valuable sites and their corridors  
OS11 Biodiversity  
OS17 Tree Protection, Tree Masses and Spines

CW1 New Community / Health Facilities

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

It is proposed that the Woodside High School shall undergo redevelopment, to accommodate the existing High School, as well as the upper schools of Moselle School and William C Harvey School, within the existing campus grounds. The campus shall be known as Woodside High Inclusive Learning Campus. The existing campus contains a mix of buildings, of varying age and condition; the original Woodside campus buildings having been developed in the 1960's.

The application is accompanied by a Design and Access Statement, Landscape Statement, Sustainability Statement, Flood Risk and Drainage Statement, Transport Statement and Consultation Statement.

The supporting information submitted by the applicant indicates that Woodside High School currently has a school role of 1136 pupils and has 140 staff.

It is proposed the new campus shall accommodate 1080 pupils aged 11-16 and 120 Special School pupils, aged 11-19 (1200 in total). It is proposed that the completed campus shall accommodate 210 full and part time staff.

The proposed development consists of two new build teaching blocks (a three storey teaching block: Block Y, and a two storey teaching block: Block Z), together providing 7,300 sqm of floorspace, the renovation of two existing teaching and administration blocks and external landscaping work to the campus grounds. The proposal also includes the creation of a central courtyard area and covered access links. This proposal is part of London Borough of Haringey's BSF Programme, which aims to improve the school facilities and school environment.

### Key Issues for Consideration

- 1) Principle of Development
- 2) Impact of additional buildings on nearby housing and adjacent MOL

- 3) Traffic Generation / Travel Plan and Parking;
- 4) Design and materials of new buildings;
- 5) Landscaping;
- 6) Sustainability / Biodiversity / Energy Efficiency

1) Principle of Development

Policy CW1 (New Community / Health Facilities) of the Haringey UDP 2006 supports the development of new community facilities in appropriate locations, where there is a local need, where it is accessible and where it can be used for more than one community purpose.

The site is in existing educational (High School) use, therefore, the principle of this use is established. The site has no specific development allocation within the Haringey UDP 2006, therefore, the principle of the proposal is considered to be acceptable.

2) Impact of additional buildings on nearby housing and adjacent MOL

*Residential Amenity*

The rear elevation of the three storey general teaching block (Block Y) faces towards the rear of the residential properties on Stirling Road. As such, privacy and overlooking issues have to be considered. The shortest distance between the rear of Block Y and the southern site boundary is 21m and the shortest distance between the south elevation of Block Y and the north elevation of the Stirling Road properties is approximately 40 metres. The maximum distance between the south elevation of Block Y and the north elevation of the Stirling Road properties is 46 metres, therefore, all of the properties on Stirling Road would have between 40 – 46 metre gap between their rear elevation and Block Y. In addition to this gap, the applicants have proposed structured landscaping, in the form of layered oak trees, within the area of open space (proposed 'habitat area'), to the south of Block Y, which in addition to the existing trees to be retained on this boundary, would have a screening effect, thereby reducing any potential privacy / overlooking issues.

SPG3b (Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight) contains setback requirements for residential development, in terms of distance between habitable rooms. A minimum of 20 metres is required for two storey developments, and an additional 10 metres is required for each additional storey. Although this relates specifically to facing residential properties, this principle can be applied to the proposed Teaching Block (Block Y) and the residential properties on Stirling Road.

Based on this, it is considered that the proposed 40 metre gap and screen planting would be sufficient to not result in any issues of privacy and overlooking from the teaching block and the properties on Stirling Road. At the time of writing, no objections have been received relating to loss of privacy / overlooking.

As a three storey building it is necessary to consider the potential impacts of Block Y on residential amenity in terms of outlook from the properties on Stirling Road. It is considered the proposed landscape planting within the 'habitat area' and the retained planting will break up the prominence of the building and again have a screening effect. Based on this, it is not considered there would be an unreasonable impact on the residential amenity / outlook of the properties on Stirling Road. At the time of writing, no objections have been received relating to impact on outlook.

There are no anticipated issues relating to impact on residential amenity, with the proposed two storey Special School teaching block (Block Z), as it is not in the vicinity of any residential properties and it shall be bounded on three sides by other campus buildings, and on the remaining side by White Hart Lane and the New River Sports Centre.

In terms of noise impact on the residential properties on Stirling Road, from the school grounds, there is at present unrestricted access for pupils into the open space at the south section of the campus (to the east of the astro-turf pitch). The applicant proposes to restrict access to this area

and designate it as a 'Habitat Area' for teaching purposes, therefore, it is considered this would have the effect of reducing any noise impacts which are currently experienced in this location.

During the consultation process, comments were received from certain neighbouring properties on Stirling Road, with respect to issues of pupils climbing over the southern boundary fence, into the rear gardens of these properties. This was claimed to be due to poor fencing along the boundary of the school. The applicant has proposed to repair the fencing to the south boundary.

#### *Metropolitan Open Land (MOL)*

Woodside High School campus is surrounded on three sides by Metropolitan Open Land. The Haringey UDP 2006 proposals map indicates that a small portion of the development site, on the east side, is also within the MOL allocation, although there is no actual development proposed within this section of the site.

Policy OS5 (development adjacent to open spaces) relates to development close to existing designated MOL, identifying that development will only be permitted if it protects or enhances the value and visual character of the open land.

In terms of the proposed Block Y (three storey teaching block), due to its siting and orientation within the south of the site, it is not considered to have a detrimental impact on the amenity of the MOL and that the open character of the area would not be diminished. In addition, due to the siting of the two storey Special School block (Block Z) fronting onto White Hart Lane and the New River Sports Centre, no detrimental impact is anticipated on the MOL allocation and it is not considered the character of the area would be diminished. It is considered there shall be an overall aesthetic improvement, as the new build elements would be replacing dated and deteriorated buildings and remodelling would also be undertaken on certain remaining properties.

There is no proposed loss of MOL land as part of the proposed development.

### 3 Traffic Generation / Traffic Movements, Travel Plan and Parking

Information submitted by the applicant has identified that Woodside High School currently has a school role of 1136 pupils and has 140 staff.

The proposed campus shall accommodate 1080 pupils aged 11-16 and 120 Special School pupils, aged 11-19 (1200 in total). It is proposed that the completed campus shall accommodate 210 full and part time staff.

Although this represents an overall increase in the people requiring access to the site, this increase is considered to be relatively minor. As such, a Transport Assessment was not required for the application, however, a Transport Statement was required and was submitted as part of the planning application.

#### *Parking*

The site currently provides approximately 42 formal on-site parking spaces for staff. There is also certain informal on-site parking areas which are currently used by staff. The existing formal parking equates to a ratio of 1 space per 3.33 staff members. There is currently no formal secure sheltered cycle parking on-site.

Policy M10 (Parking for Development) of the UDP 2006 identifies that development proposals will be applied against the parking standards in Appendix 1 of the UDP. No specific standard is given for education use.

Council policy is focused towards reducing car use associated with new development, in the interests of sustainability, which is balanced against the need to avoid increases in on-street parking in the surrounding areas, as a result of new development.

The proposed development consists of 58 formal staff parking spaces, with an additional 6 visitors spaces within the drop-off area (64 spaces in total). The proposed 58 staff spaces, taking into

account the increase in staff numbers would result in a ratio of 1 space per 3.6 staff members. This has therefore, reduced the overall parking ratio for the site.

#### *Traffic Movement / Trip Rates*

The Transport Statement submitted with the application included an assessment of the existing and proposed peak hour trips, which shall be generated by the development. It is identified that the total number of additional vehicles generated on the highway network will be 33 in the AM peak hour. Subject to feedback from the Transportation Group, this would not be considered to have a significant impact on the highway network.

#### *Cycle Parking*

The Transport Statement submitted with the application identifies that the proposed level of secure/sheltered cycle parking has been based on the Transport for London standards, which indicates that 140 spaces would be required for this development. It is proposed to erect a minimum of 140 cycle spaces for the use of staff, students and visitors.

#### *Travel Plan*

A Travel Plan was not submitted as part of the planning application. SPG7b 'Travel Plans' details specific floorspace thresholds, above which, Travel Plans are required for planning applications. The threshold for schools / further education establishments is 2,000 sqm. The proposed new build development consists of 7,300 sqm of floorspace. It is usual to require a Travel Plan by imposition of a condition on planning permission.

#### *Special School Access / Mini-bus*

A specific drop-off zone has been provided for mini-bus access, which is required for the pupils accessing the special school.

#### *Summary and Conclusion*

Subject to the comments of Transportation Group, it is considered the proposed level of vehicular and cycle parking proposed with the development is suitable and consistent with policy requirements.

#### 4) Design and materials of new buildings

##### Design

Policy UD4 of the Haringey UDP 2006 details the design requirements to be taken into account in development proposals.

The proposed new build elements of the proposal consist of the two storey Special School teaching block (Block Z) in the north east section of the site and the three storey mainstream teaching block (Block Y) towards the south boundary of the site.

Block Z, which fronts onto White Hart Lane, stands at 8.95 metres, which is generally consistent with the height of the existing sports hall, which it adjoins (9 meters at ridge). The build line of Block Z matches that of the retained office accommodation, as it fronts on to White Hart Lane. The new Special School Hall has a height of 9.25m.

Block Y has a roof height of 11.7m. This compares with Block B, immediately to the east, which highest point is 8.35 meters.

The new build elements of the development are proposed to interact with the retained buildings in order to form a central courtyard area, which shall be the focal point of the campus. Block Z is proposed to address White Hart Lane and create a presence and identity for the new campus. This is proposed to be reinforced through a new entrance way and signage.

The proposed scale and massing of Block Z is considered to be acceptable as it relates to adjacent properties, maintains the existing build line and appropriately addresses White Hart Lane. Block Y is proposed to have a greater height and massing, consisting of 3 stories, however, due to its location towards the rear of the site and taking into account the proposed landscaping, it is considered appropriate in this location.

The proposed new teaching blocks have flat roofs with parapets. This is considered to be acceptable taking into account the existing flat roofs on the retained buildings.

#### *Materials*

Policy UD2 of the UDP states that the use of environmentally friendly materials within new development schemes.

The new build element of the proposed development includes brick facades, punched aluminium-faced composite windows for classrooms and curtain walling to the entrance / circulation areas. Coloured panels are proposed for the windows. It is considered that samples shall have to be submitted and approved by the Council via a condition.

Overall, the proposed choice of materials is considered acceptable in relation to what is existing. The existing site boasts a mix of materials, including a part brick / glazed façade fronting onto White Hart Lane and aluminium panelling as part of the recent Technology and Language Block.

### 5 Landscaping / Trees and Open Space

At present, the campus itself has a variety of external areas associated with the school buildings. These include a large concrete recreation area to the north of the site, astro-turf pitches to the south west of the site and open grassed areas in the south east section of the site, which are generally under utilised. These areas are in need of improvement.

A Landscape Statement has been submitted with the application, as part of the landscape proposals. It is proposed to maximise the external areas for social interaction, games and for teaching purposes. Controlled access is proposed for the Special School play area and the southern boundary, which is a proposed 'habitat area' for teaching purposes.

Details of a tree survey undertaken in October 2007 were submitted with the application. The landscape proposal includes the removal of 16 existing trees, 5 of which are identified as being category R (value lost within 10 years / should be removed) are the remainder are Category C (low value / 10 years life) trees. 38 additional trees are proposed for the site. These consist of different species, including London Plane, Silver Birch, Limes, Gean, Alder, Rowan, English Oak, Hawthorn and Scots Pine.

Planting is proposed on the north boundary, with White Hart Lane and the layered planting is proposed within the habitat area to the south of the site, in order to mitigate the visual impact of the three storey teaching block on the properties on Stirling Road. Planting is also proposed within the courtyard area.

At the time of writing of this report, feedback had not been received from the Council's Arboriculturalist Officer, with respect to the proposed development. Notwithstanding this, the general approach to landscaping is considered acceptable, taking into account the proposed planting and the proposed treatment of the under-utilised open space areas, in order to maximise their use.

### 6 Sustainability / Biodiversity / Energy Efficiency

Policy UD2 of the UDP contains the Council's sustainability objectives. A Sustainability Statement was submitted with the planning application, which includes details the following relevant aspects of the proposal.

#### *Air Quality*

Proposed new boiler system in Blocks Y and X. The completion of a Travel Plan is proposed to reduce car use accessing the school. Proposed cycle parking, showers and changing facilities.

#### *Noise*

The acoustic performance of the building is identified as being in accordance with BRE: Building Bulletin 93. The use of natural ventilation is utilised within the campus buildings where possible.

#### *Daylight*

It is considered the new build blocks will achieve suitable natural daylight access.

#### *External Lighting*

No details have been submitted regarding external lighting. Reference should be made to SPG8e 'Light Pollution'.

#### *Land Contamination*

Site investigation information shall be required through condition, to identify any potential areas of contamination within the site. Policy ENV11. Reference should be made to SPG8f 'Land Contamination'.

#### *Waste Storage and Recycling*

Policy UD7 (Waste Storage) requires new development to include appropriate provision for the storage and collection of waste and recyclable materials. Large developments are generally required to produce a Waste Management Plan. Composting areas are encouraged by the Council.

There is a dedicated waste storage and recycling store located adjacent to Block C, with the delivery entrance to the School canteen located in Block A. In addition, a composting area is proposed to the rear of the York building. The applicant proposes to fence off the waste disposal area in the interests of security.

As the proposed development involves an existing school use on the site, with existing waste management procedures, a Waste Management Plan shall not be required for the operation of the site.

It is considered that the above satisfies the requirements of Policy UD7.

#### *Energy Efficiency / Renewable Energy*

Policies ENV9 and ENV10 of the UDP relate to Energy Efficiency and Renewable Energy

The key objectives of Policy ENV9 are to encourage energy efficiency and to achieve a reduction in carbon dioxide emissions through new development.

Block Y (3 storey teaching block) is proposed to be predominantly naturally ventilated, with Block Z (Special School Block) having a combination of natural cross-ventilation and mechanical ventilation.

The Sustainability Statement within the planning application details the measures put in place to achieve energy efficiency through the proposed development. These include the use of biomass heating and natural ventilation. In Block Z, a Micro Combined Heat and Power plant is proposed to be installed. Based on the above, it is considered that the overall objective of ENV9 is satisfied by the proposal.

A key aspect of Policy ENV10 is for major developments to achieve 10% of the on-site energy requirement from renewable resources. The submitted Sustainability Statement proposes the installation of a biomass boiler and a thermal store. It is stated that this could deliver 20% carbon reductions. Additional information shall be required to demonstrate this.

SPG8c 'Environmental Performance': BREEAM is an independent assessment method which assesses commercial buildings on a set of criteria. This should be undertaken to assess the environmental performance of the proposal.

#### *Biodiversity*

Policy OS11 of the UDP requires the protection and enhancement of biodiversity within the Borough. The Council encourages developments to enhance biodiversity within and close to buildings.



The Sustainability Statement with the application identifies that a Phase 1 Ecological Survey of the site was undertaken in November 2007. The different habitat areas within the site were judged to have a very limited value for wildlife. Biodiversity benefits are proposed through the significant level of additional tree planting which is proposed as part of the landscape strategy.

### Other Considerations

#### *Accessibility*

The proposed development must provide appropriate access for both mainstream and special school pupils. New lift access is proposed to Block C as part of the remodelling works. In addition, lift access shall be provided in Block Z and Block Y. The applicant identifies that the new build blocks are designed to comply with the requisite Building Regulations and SPG4 'Access for All – Mobility Standards'.

### **SUMMARY AND CONCLUSION**

The proposal will replace the dated and deteriorated school facilities with new accommodation, allowing the consolidation of Woodside High School, William C Harvey and Moselle Special Schools, within the one campus. This is consistent with policy CW1 of the Haringey UDP (2006). Due to the proposed scale, layout and siting of the proposed new blocks, it is not considered there shall be a detrimental impact on the adjacent MOL. The scale and design of the new blocks are considered to be appropriate in the context of the site, the retained buildings, and the surrounding area. Specifically, Block Z is considered to appropriately address White Hart Lane and retains the build line of the retained office block. Consideration has been taken of the potential impact of Block Y on the residents of Stirlign Road. It is considered the proposed setback and structure landscaping is sufficient to avoid any detrimental impact of this building on residential amenity. Although a number of trees are proposed for removal, it is considered the proposed landscape strategy, (which includes significant replanting) shall compensate for this loss and shall enhance the environment of the campus and have associated biodiversity benefits.

### **RECOMMENDATION**

#### **GRANT PERMISSION**

Registered No. HGY/2008/0655

Applicant's drawing No.(s) 325-PL-001 - 025 incl., 433-WD-02-D, 433-PL-02

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.  
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.  
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

- Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.
5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping of the application site with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the completion of the development; such landscaping shall be implemented within 6 months of the completion of the development.  
Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.
  6. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval from the Local Planning Authority.  
Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.
  7. The species, size and siting of the replacement trees shall be agreed in writing by the Local Planning Authority and the trees shall be planted within 6 months (or as otherwise agreed in writing) of the commencement of the approved treatment (either wholly or in part). The replacement trees shall be maintained and/or replaced as necessary until they are established in growth.  
Reason: To maintain the visual amenities of the area.
  8. An Arboricultural Method Statement, including a tree protection plan, shall be prepared in accordance with BS.5837:2005 'Trees in relation to Construction' and submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.  
Reason: To safeguard the health of existing trees which represent an important amenity feature.
  9. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority.  
Reason: To prevent adverse light pollution to neighbouring properties.
  10. Prior to the commencement of the development hereby permitted a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in accordance with the approved details. The statement shall include:
    - (i) Sequence of construction activity throughout each phase;
    - (ii) Location and specification of acoustic barriers;
    - (iii) Details showing how all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway;
    - (iv) Details of construction lighting and parking;
    - (v) The methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
    - (vi) Details of boundary hoardings and measures to ensure they are maintained in a secure and tidy condition.  
Reason: To ensure that the development does not give rise to unacceptable impacts, upon neighbouring residential amenity and does not have an adverse impact upon the Metropolitan Open Land.
  11. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.  
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
  12. No development hereby approved shall commence until details of surface water drainage works and source of control measures have been submitted and approved in writing by the Local Planning Authority.  
Reason: To ensure water discharge from the site shall not be prejudicial the amenities of the area.
  13. No development hereby permitted shall commence until a Demolition Method Statement has been submitted to and approved by the Local Planning Authority. The statement shall

include a methodology for demolition, mitigation for impacts arising from demolition (including dust and noise) and the named contractor(s). Thereafter, all demolition shall be undertaken in accordance with the approved statement unless otherwise agreed with the Local Planning Authority.

Reason: In order to minimise the impact of the works on the amenities of neighbouring occupiers.

14. An Energy Assessment shall be prepared demonstrating compliance with The London Plan (Consolidation with Alterations Since 2004) Policy 4A.4.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development.

15. The existing School boundary fence is to be maintained in good order and repaired where necessary to ensure proper function.

Reason: To ensure access and egress to the site is via the formal points on White Hart Lane. To reduce the taking of short-cuts off the School campus, which has a detrimental impact on residential amenity.

## **REASONS FOR APPROVAL**

The proposal will replace the dated and deteriorated school facilities with new accommodation, allowing the consolidation of Woodside High School, William C Harvey and Moselle Special Schools, within the one campus. This is consistent with policy CW1 of the Haringey UDP (2006). Due to the proposed scale, layout and siting of the proposed new blocks, it is not considered there shall be a detrimental impact on the adjacent MOL. The scale and design of the new blocks are considered to be appropriate in the context of the site, the retained buildings, and the surrounding area. Specifically, Block Z is considered to appropriately address White Hart Lane and retains the build line of the retained office block. Consideration has been taken of the potential impact of Block Y on the residents of Stirlign Road. It is considered the proposed setback and structure landscaping is sufficient to avoid any detrimental impact of this building on residential amenity. Although a number of trees are proposed for removal, it is considered the proposed landscape strategy, (which includes significant replanting) shall compensate for this loss and shall enhance the environment of the campus and have associated biodiversity benefits.